

## ***Identification of the Area***

### ***Name or Designation:***

Area 17, University, Wallingford, Roosevelt, Sandpoint

### ***Boundaries:***

Area 17 is bound on the north by NE 95th. Street, on the east by Lake Washington, and on the south by Lake Union. The western boundary is Woodland Park Avenue N south of Green Lake-Woodland Park and Stone Way north of the lake.

### ***Maps:***

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### ***Area Description:***

The area included in the Assessor's Commercial Area 17 includes northeast Seattle approximately from Aurora Avenue to Lake Washington and from Lake Union and Portage Bay north to NE 95th Street. It is divided for the purpose of assessment into economic neighborhoods each of which includes one or more business districts.

10	Stone Way - Northlake - Pacific Street
20	Wallingford
30	Green Lake
40	Roosevelt - Lake City Way
50	Roosevelt District
60	University District
70	University Village
80	Wedgewood
90	East Maple Leaf
100	View Ridge - Sand Point

1. Neighborhood 10 is Stone Way - Northlake - Pacific Street. Along Stone Way between N 40<sup>th</sup> Street and Lake Union is an area of older retail and service businesses with a number of industrial properties. The three east-west streets lying north of Lake Union are Northlake Avenue, N 34<sup>th</sup> Street, and Pacific Avenue. These have a combination of newer residential and mixed use projects, small office buildings, and older industrial properties.
2. Neighborhood 20 includes Wallingford, a major business district located along N 45th Street between Stone Way N and I-5 and along Stone Way from N 40<sup>th</sup> Street to N 45<sup>th</sup> Street.
3. Neighborhood 30 includes the commercial areas around Green Lake. The larger commercial district lies between Green Lake Drive and I-5, from NE 65<sup>th</sup> Street to NE

75<sup>th</sup> Street. It is the center of Neighborhood 30, which also includes the retail businesses along Green Lake Drive N between Densmore Avenue and Wallingford Avenue.

4. Neighborhood 40 includes the commercial areas along Roosevelt Way and Lake City Way between NE 75<sup>th</sup> Street and NE 95<sup>th</sup> Street.

5. The Roosevelt district is Neighborhood 50. It includes the commercial businesses along Roosevelt Way from Ravenna Boulevard to NE 75<sup>th</sup> Street and along NE 65<sup>th</sup> Street from I-5 to 20<sup>th</sup> Avenue NE.

6. The University District is Neighborhood 60. It is bordered by I-5 on the west, NE Ravenna Boulevard on the north, Ravenna Avenue on the east, and the University of Washington on the south. The eastern part of the district, along University Way and Brooklyn Avenue is the retail center. The western part has had considerable new development, including new office buildings, a new hotel, and several new apartment and congregate living projects. Directly north of the University campus is the residential area which includes fraternities, sororities, and rooming houses which provide student housing.

7. University Village is Neighborhood 70. It includes the University Village shopping center and the retail and service businesses located along 25<sup>th</sup> Avenue NE, NE Blakely, NE 50<sup>th</sup> Street, and Union Bay Place NE.

8. Neighborhood 80 includes the shopping districts along NE 65<sup>th</sup> Street east of 20<sup>th</sup> Avenue NE and along 35<sup>th</sup> Avenue NE. NE 65<sup>th</sup> Street has seen recent development activity, with the remodeling of the former PCC grocery store into a bookstore and coffee shop and two new mixed use developments on the north side of NE 65<sup>th</sup> Street.

9. Neighborhood 90, from 30<sup>th</sup> Avenue NE to 40<sup>th</sup> Avenue NE between NE 75<sup>th</sup> Street and NE 95<sup>th</sup> Street has little commercial development.

10. Neighborhood 100, lying to the east of 40<sup>th</sup> Avenue NE, is a primarily residential neighborhood, including View Ridge, Windemere, Laurelhurst, and Sand Point. The former Sand Point Naval Air Station has been converted to other public uses including Warren G. Magnuson Park, public housing, and office space for community organizations. There is a small shopping district along Sand Point Way at about 50<sup>th</sup> Avenue NE. The Childrens' Orthopedic Hospital is located at Sand Point Way and NE 50<sup>th</sup> Street.

Economic activity within Area 17 can be divided between region building activity, which exports to the larger regional economy, and region serving activity. The region building activities are the basis of the local economy, and the region serving businesses depend on the level of region building activity. The principal region building activity is the University of Washington, which attracts large numbers of students and provides employment for faculty and staff. Other region builders include the Children's Orthopedic Hospital, located on Sand Point Way at NE 50th Street, the home office of the Safeco Insurance Company, at NE 45th Street and 12th Avenue NE, and the shipyard activity along Lake Union and Portage Bay. The University Village shopping center has also become a region builder, having developed into a regional specialty center. Region serving activities include the smaller retail and service businesses located in the seven business centers.

Important changes have been taking place in these centers over the past several years. The University District was formerly a region building activity in itself, with a number of retail stores which attracted shoppers from around the Seattle area. These stores, including the Penneys Department Store, Nordstrom Department Store, and smaller

specialty shops, have moved out of the district or are moving out at this time as leases expire. Many small restaurants and other businesses catering to the student population have taken their place, but commercial vacancies along University Way have been rising for several years. The exception is the University Bookstore, which carries text books and supplies for University classes. It also contains a large selection of popular books, music, camera supplies and clothing, and continues to attract shoppers from outside the local area.

Another important development, common to all the business centers in Area 17, has been the construction of large numbers of new apartments and residential condominiums. Until recently, apartment vacancies in the area were very low and rental rates were increasing rapidly, with the result that apartment properties were appreciating in value. This brought on a surge of multi-family development, especially in the eastern and northeastern parts of the University District.

Land in the area has seen significant increases in value, as evidenced by recent sales, so that now many properties have land values higher than the value in their existing use. In other words, the existing uses are not the use that the land would be put to if it were vacant, and increasingly are not the highest and best use of the properties as presently developed. The implication is that major redevelopment activity will be taking place in Area 17 in the next few years as the regional and national economies recover from the current recession. This is taking place now in the University District, with construction of new office properties and a new hotel in the vicinity of Roosevelt Way and NE 45th Street. The Roosevelt district, along Roosevelt Way and along NE 65 Street between Roosevelt Way and 15th Avenue NE is another area of rising land values.

The University Village shopping center, lying east of 25th Avenue NE and north of NE 45th Street, has become a regional specialty center, with the Barnes and Noble book store and the Eddie Bauer store, and with several "high-end" shops, including Pottery Barn, Restoration Hardware, and Miller-Pollard furnishings. The shopping center is currently being renovated and expanded with new retail shops, a five story parking garage, and additional office space.

### ***Preliminary Ratio Analysis:***

A Ratio Study was completed prior to the application of the recommended Roll 2004 values. This study included sales of improved parcels and showed a Coefficient of Variation (COV) of 16.63%. The study was repeated after application of the 2003 assessed values. The results are included in the validation section of this report, and show an improvement in the COV to 7.88%.

### ***Scope of Data***

#### ***Land Value Data:***

Vacant sales between January 1, 2000 and December 31, 2002 were considered in valuing land. Vacant sales are defined as transactions representing Value In Land to the purchaser. The category includes properties undeveloped at the time of sale and properties which were purchased for redevelopment rather than to continue the existing use.

#### ***Improved Parcel Total Value Data:***

Sales of improved properties between January 1, 2000 and December 31, 2002 were considered in estimating market values of improved properties. Sales information is obtained from excise tax affidavits and reviewed by neighborhood appraisers to confirm that sales are "arms length" market transactions representing market value. Appraisers confirm sales through public record, through inspection of sale properties, and through interviews with buyers, sellers, and agents. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

## *Land Value*

### ***Land Sales, Analysis, Conclusion:***

Commercial, industrial and multi-family properties in Area 17 were examined to determine if changes in the assessed value of land were warranted for assessment year 2002. Changes were considered based on recent land sales and on the need to achieve equalization among similar parcels.

There were nine land sales in Area 17 between January 1, 2000 and December 31, 2002. These are shown in the following table:

Land Sales by Type and Sub-area				
	Commercial	Industrial	Multi-family	Total
Neighborhood 10	0	1	0	1
Neighborhood 20	2	0	0	2
Neighborhood 30	1	0	0	1
Neighborhood 40	0	0	1	1
Neighborhood 50	0	0	1	1
Neighborhood 60	3	0	0	3
Neighborhood 70	0	0	0	0
Neighborhood 80	0	0	0	0
Neighborhood 90	0	0	0	0
Neighborhood 100	0	0	0	0
Total	6	1	2	9

Land value ranges in Area 17 are \$40.00 to \$90.00 per square foot for commercial land, \$40.00 to \$70.00 per square foot for multi-family land and \$15.00 to \$30.00 per square foot for industrial land. Values tend to be lowest in the northern part of the area and highest within the principal business districts. Ranges of value within the individual neighborhoods are shown by zoning type in the following table.

Land Value per Square Foot by Zoning and Neighborhood			
Neighborhood	Zoning		
	Commercial	Industrial	Multi-family
10	\$50.00 - \$60.00	\$35.00 - \$60.00	\$45.00 - \$50.00
20	\$60.00 - \$70.00	-	\$50.00 - \$65.00
30	\$50.00 - \$60.00	-	\$40.00 - \$60.00
40	\$40.00 - \$45.00	-	\$40.00 - \$45.00
50	\$50.00 - \$70.00	-	\$40.00 - \$60.00
60	\$60.00 - \$90.00	-	\$50.00 - \$60.00
70	\$40.00 - \$50.00	-	\$35.00 - \$40.00
80	\$40.00 - \$45.00	-	\$35.00 - \$40.00
90	\$40.00 - \$50.00	-	\$35.00 - \$40.00
100	\$40.00 - \$50.00	-	\$35.00 - \$40.00

Some selected values lie outside these ranges due to special considerations such as corner location or adverse environmental conditions.

Recommended values for Roll year 2004 (Assessment date January 1, 2003) result in an increase in total land value between January 1, 2002 and January 1, 2003 of 4.02%. Total assessed value of land rose from \$2,496,681,000 to \$2,597,102,500, an overall increase of \$100,421,500.

***Vacant Land Model:***

The direct sales comparison approach was used to estimate land values. The most important considerations were development potential, based on zoning, and location relative to major activity centers.

## ***Improved Parcel Total Values:***

### ***Sales comparison approach model description:***

In the sales comparison approach, sales of improved properties are used to establish value ranges for various types of use. Sales for Area 17 were verified and analyzed to determine the sale price per square foot of net rentable area. This information was stratified according to use and location in order to set value ranges for classes of properties. A set of value ranges was created for the entire geographic area and is then adjusted for local conditions within each neighborhood.

### ***Cost approach model description:***

Value estimates by the cost approach were made using a software program supplied by the Marshall Valuation Service, a widely accepted guide to construction costs in the real estate industry. The model requires that the floor area of the building be classified among a series of coded uses and that the building structure, quality, shape, and heating system be specified. The appraiser estimates the building's effective age based on its actual age, observed condition, and obsolescence present, and the model calculates replacement cost and depreciation. Depreciated replacement cost is added to site value to obtain the value estimate by the cost approach.

The cost approach is used to estimate the value of public facilities and other buildings such as churches which have highly specialized configuration and which are not frequently sold. Estimates of depreciated replacement cost are calculated for other properties as well but are given less weight than the sales comparison and income approaches, which are considered to more accurately reflect the real estate market.

### ***Cost calibration:***

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall Valuation Service.

### ***Income capitalization approach model description:***

The income capitalization model consists of a series of tables in which ranges of rent, vacancy, operating expenses, and overall capitalization rates are arrayed according to building quality and effective age. (See appendix) Tables are prepared for different types of income producing properties, (e.g. office buildings, retail stores, or restaurants). A separate set of tables is prepared for each sub-area, and the income model applies the appropriate table to each of the income producing properties in each sub-area to produce a value estimate by direct capitalization.

The valuation process includes the following steps:

- (1) The program multiplies the property's net rentable area by the market rent to derive potential gross income (PGI)

- (2) The program subtracts allowances for vacancy and operating expenses to derive net operating income (NOI).
- (3) The program capitalizes NOI (divides it by the overall rate) to produce the value estimate.

***Income approach calibration:***

Parameters used in the income model (market rental rates, vacancy and operating expense ratios, and overall capitalization rates) were derived from published sources, surveys and analysis of sales of improved properties in the area within the past three years.

<b>Property Type</b>	<b>Typical Rent Range</b>	<b>Overall Rent Range</b>	<b>Expenses</b>	<b>OAR Range</b>
Apartments	\$12.00 to \$14.00	\$9.00 to \$15.00	25%	.0725 - .0825
Restaurants	\$15.00 to \$18.00	\$9.00 to \$21.00	10%	.090 - .100
Retail	\$12.00 to \$25.00	\$9.00 to \$30.00	10%	.090 - .100
Offices	\$12.00 to \$18.00	\$9.00 to \$24.00	10% - 30%	.090 - .100
Medical Offices	\$15.00 to \$18.00	\$12.00 to \$24.00	10% - 30%	.090 - .100
Supermarket	\$8.00 to \$12.00	\$7.00 to \$16.00	10%	.090 - .100
Department store Discount store	\$12.00 to \$15.00	\$9.00 to \$21.00	10%	.090 - .100
Convenience Stores	\$12.00 to \$16.00	\$9.00 to \$18.00	10%	.090 - .100
Day Care Centers	\$12.00 to \$14.00	\$9.00 to \$16.00	10%	.085 - .100
Industrial/Whse	\$8.00 to \$10.00	\$7.00 to \$12.00	10%	.090 - .100
Service Garages and Mini-Lubes	\$9.00 to \$10.00	\$9.00 to \$12.00	10%	.090 - .100
Storage garage	\$4.00 to \$6.00	\$3.00 to \$9.00	10%	.090 - .100
Basement, Mezzanine	\$4.00 to \$6.00	\$3.00 to \$8.00	10%	.090 - .100
Vacancy Rate for all property types in Area 17 is 5%				



## ***Model Validation***

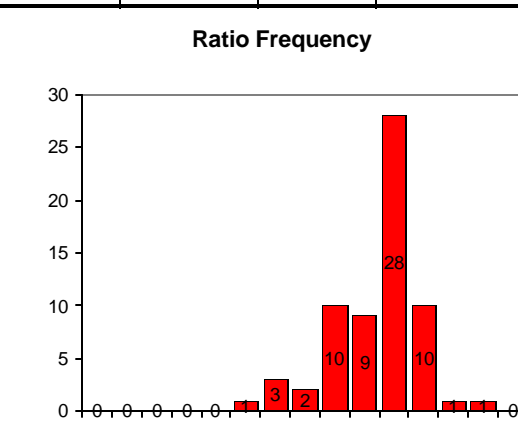
### ***Total Value Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is office reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

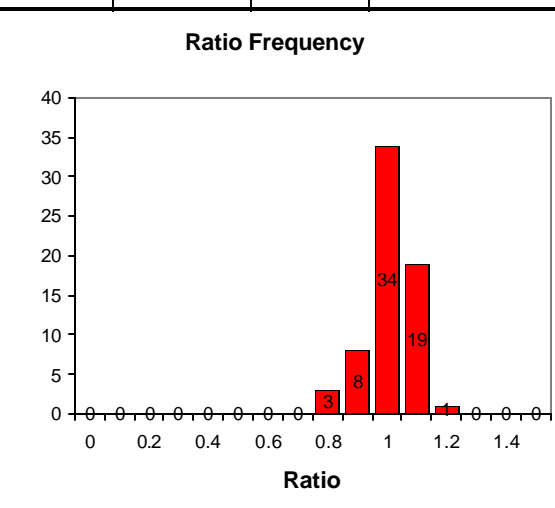
Application of the total Value Model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 16.63% to 7.88% and the C.O.D. from 12.00% to 5.57%. This reflects an improvement from previous values. In addition, the resulting assessment level is 96.1%. These figures are presented in the 2002 and 2003 Ratio Analysis charts included in this report.

The total assessed value of Area 17 for the 2002 Assessment Year was \$3,088,881,800. The total recommended assessed value for the 2003 Assessment Year is \$3,209,247,900. This amounts to a total change of approximately 3.90%.

### ***Present Ratio Calculation for Area 17***

<b>Quadrant/Crew:</b>	<b>Lien Date:</b>	<b>Date:</b>	<b>Sales Dates:</b>
<b>North Crew</b>	<b>1/1/2002</b>	<b>4/8/2003</b>	<b>1/1/00 - 12/31/02</b>
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>	<b>Trend used?: Y / N</b>
<b>17</b>	<b>SWIL</b>	<b>Improvement</b>	<b>N</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	65	 <p>The histogram shows the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4. The y-axis is labeled 'Ratio Frequency' and ranges from 0 to 30. The bars are red. The frequencies for each ratio bin are: 0.5-0.6: 1, 0.6-0.7: 3, 0.7-0.8: 2, 0.8-0.9: 10, 0.9-1.0: 9, 1.0-1.1: 28, 1.1-1.2: 10, 1.2-1.3: 1, 1.3-1.4: 1, 1.4-1.5: 0, 1.5-1.6: 0.</p>	
<b>Mean Assessed Value</b>	645,200		
<b>Mean Sales Price</b>	716,600		
<b>Standard Deviation AV</b>	669,021		
<b>Standard Deviation SP</b>	698,459		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic mean ratio</b>	0.895		
<b>Median Ratio</b>	0.938		
<b>Weighted Mean Ratio</b>	0.900		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.4756		
<b>Highest ratio:</b>	1.2630		
<b>Coefficient of Dispersion</b>	12.00%		
<b>Standard Deviation</b>	0.1489		
<b>Coefficient of Variation</b>	16.63%		
<b>Price-related Differential</b>	0.99		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.895		
Upper limit	0.980	These figures reflect the 2002 assessed values compared to the listed sales.	
<b>95% Confidence: Mean</b>			
Lower limit	0.859		
Upper limit	0.931		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	1277		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.1489		
<b>Recommended minimum:</b>	35		
<b>Actual sample size:</b>	65		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	25		
# ratios above mean:	40		
z:	1.736486284		
<b>Conclusion:</b>	<b>Normal*</b>		
*i.e., no evidence of non-normality			

## Future Ratio Calculation for Area 17

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
North Crew	1/1/2003	4/8/2003	1/1/00 - 03/31/03
Area	Appr ID:	Prop Type:	Trend used?: Y / N
17	SWIL	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	65		
Mean Assessed Value	688,200		
Mean Sales Price	716,400		
Standard Deviation AV	692,341		
Standard Deviation SP	698,605		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.962	These figures reflect the recommended 2003 assessed values compared to the listed sales.	
Median Ratio	0.979		
Weighted Mean Ratio	0.961		
UNIFORMITY			
Lowest ratio	0.7557		
Highest ratio:	1.1161		
Coefficient of Dispersion	5.57%		
Standard Deviation	0.0758		
Coefficient of Variation	7.88%		
Price-related Differential	1.00		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.960		
Upper limit	0.993		
95% Confidence: Mean			
Lower limit	0.943		
Upper limit	0.980		
SAMPLE SIZE EVALUATION			
N (population size)	1277		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.0758		
Recommended minimum:	9		
Actual sample size:	65		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	25		
# ratios above mean:	40		
z:	1.736486284		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

\*i.e., no evidence of non-normality

## Improvement Frozen Sales Calculation for Area 17

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
017	020	007200	0070	1,847	1917393	\$365,000	10/22/02	\$197.62	SPORTS CARDS & HOUSE	NC240	1	2
017	020	007200	0090	1,224	1884601	\$299,000	05/06/02	\$244.28	SFR	NC240	1	2
017	020	051000	1640	5,787	1762428	\$1,007,300	06/22/00	\$174.06	MEDICAL CLINIC & OFFICE	NC240	1	2
017	020	051000	2315	7,080	1792352	\$1,802,280	12/15/00	\$254.56	PAYLESS DRUG	NC240	1	2
017	040	052504	9097	1,648	1753126	\$190,000	05/15/00	\$115.29	GLO CLEANERS	C140	1	2
017	060	092504	9154	2,268	1825350	\$340,000	06/19/01	\$149.91	ROOMING HOUSE	L3	1	2
017	070	092504	9214	1,966	1894722	\$312,000	06/22/02	\$158.70	NOMAD RECORDS CD & TAPES	NC240	1	2
017	060	092504	9255	2,276	1927087	\$450,000	12/10/02	\$197.72	HOUSE	L3	1	2
017	070	092504	9372	4,880	1819066	\$1,000,000	05/18/01	\$204.92	60 MIN TUNE & KITS CAMERAS	C165	1	2
017	070	102504	9040	17,934	1776309	\$3,400,000	09/15/00	\$189.58	MEDICAL CLINIC	L3	1	2
017	070	102504	9043	1,210	1769676	\$250,000	08/08/00	\$206.61	CHELSEA COTTAGE ANTIQUE	NC2/40	1	2
017	070	102504	9232	7,290	1882912	\$1,317,000	04/23/02	\$180.66	LAUREL HURST PROF CTR	NC2/40	1	2
017	060	114200	1670	2,338	1814667	\$382,500	04/24/01	\$163.60	RESIDENCE	L3	1	2
017	010	182504	9053	7,460	1923384	\$1,012,000	11/19/02	\$135.66	TOTEM GIRL SCOUT COUNCIL	C140	1	2
017	080	203850	0155	6,966	1915565	\$1,595,000	09/30/02	\$228.97	PUGET CONSUMERS CO-OP	LRC	1	2
017	070	208020	0006	6,306	1832915	\$1,588,000	07/30/01	\$251.82	UNIVERSITY VILLAGE PRO BLDG	NC240	1	2
017	070	243620	1000	2,664	1736179	\$230,000	02/14/00	\$86.34	HOGUE DESIGNS	C240	1	2
017	070	243720	0034	3,332	1819025	\$560,000	05/22/01	\$168.07	ANIMAL CLINIC	C265	1	2
017	060	286210	0600	5,467	1861811	\$744,500	01/04/02	\$136.18	MIXED USE BLDG	NC240	1	2
017	040	288770	0610	2,352	1799395	\$825,000	02/01/01	\$350.77	VARLAMOS BROTHER SEAFOOD	C140	1	2
017	040	288770	1880	4,673	1734081	\$518,000	01/28/00	\$110.85	RAINIER PRESS	NC240	1	2
017	040	297980	0945	3,606	1816917	\$375,000	05/01/01	\$103.99	HAPPY GO LATTE'	L2RC	1	2
017	080	329080	0250	0	1914803	\$515,000	10/04/02	\$0.00			1	2
017	030	335950	0645	3,343	1839862	\$535,000	08/31/01	\$160.04	SOCI HAIR AND APTS	NC130	1	2
017	060	358950	0240	1,014	1910971	\$290,000	09/06/02	\$286.00	OFFICE	NC240	1	2
017	050	365870	0090	480	1851365	\$475,000	11/06/01	\$989.58	KYOTO TERIYAKI	NC365	1	2
017	050	365870	0975	2,320	1763342	\$550,600	07/03/00	\$237.33	DENTAL OFFICES AND LAB	NC240	1	2
017	010	397540	0335	4,220	1756291	\$849,000	05/26/00	\$201.18	MIDVALE APT	NC340	1	2
017	060	409230	1430	1,740	1841684	\$265,000	09/12/01	\$152.30	ACCUSPEED	L3	1	2
017	060	409230	1610	4,116	1754325	\$495,000	05/19/00	\$120.26	ROOMING HOUSE-15 UNITS	L3	1	2
017	060	409230	1985	2,146	1746142	\$305,000	03/30/00	\$142.12	DUPLEX	L3	1	2
017	040	510040	1538	4,264	1751946	\$403,750	05/08/00	\$94.69	GLORIAS ON ROOSEVELT	NC240	1	2
017	040	510040	3462	1,920	1919012	\$275,000	10/15/02	\$143.23	APT/OFFICE	SF5000	1	2
017	040	510140	2200	4,790	1806155	\$775,000	03/12/01	\$161.80	SEVEN SEAS RESTAURANT	C1-65	1	2
017	040	510140	2711	6,600	1902711	\$490,000	08/01/02	\$74.24	TLH ABATEMENT	L2RC	1	2
017	040	510140	4527	2,888	1921941	\$510,000	11/04/02	\$176.59	HOSS & SON UPHOLSTERY	L2RC	1	2
017	060	674670	0780	1,476	1926611	\$319,000	12/03/02	\$216.12	HOUSE	L3	1	2
017	060	674670	1565	6,840	1809625	\$1,534,000	03/28/01	\$224.27	TUBS	NC365	1	2
017	060	674670	2120	0	1889719	\$200,000	05/30/02	\$0.00	DIAMOND PARKING	NC240	1	2
017	020	686520	0065	2,863	1821265	\$270,000	05/29/01	\$94.31	INTERLAKE CHILD CARE	L2	1	2

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
017	080	716920	0230	2,260	1923736	\$500,000	11/22/02	\$221.24	RAVENNA RADIATOR REPAIR	NC240	1	2
017	070	717480	0555	962	1788914	\$242,000	11/21/00	\$251.56	SINGLE FAMILY RESIDENCE	L3	1	2
017	080	740970	0671	1,130	1791641	\$225,000	12/13/00	\$199.12	FAMILY DENTIST	NC130	1	2
017	020	782120	0005	0	1809619	\$300,000	03/30/01	\$0.00	HOUSE 1429 N 45TH STREET		1	2
017	010	803270	0195	6,480	1790488	\$775,000	12/01/00	\$119.60	THE PART WORKS INC	C130	2	2
017	010	803370	0005	2,710	1799226	\$570,000	01/30/01	\$210.33	CAT CLINIC OF SEATTLE	C140	1	2
017	020	869030	0005	8,585	1819303	\$1,600,000	05/25/01	\$186.37	FRANDON	NC240	1	2
017	060	871460	0110	9,783	1769829	\$915,000	08/04/00	\$93.53	RETAIL & OFC	NC265P2	1	2
017	080	881540	0555	3,376	1835271	\$324,000	08/06/01	\$95.97	HOAGY'S CORNER	NC130	1	2
017	060	881640	0335	4,638	1751626	\$549,000	05/01/00	\$118.37	RETAIL WITH APTS	NC365P1	1	2
017	060	881640	0670	2,571	1892991	\$430,000	06/19/02	\$167.25	TRIPLEX	NC365P2	1	2
017	060	881640	0935	4,120	1834574	\$777,500	08/01/01	\$188.71	LAUNDRY & RETAIL	NC365P1	1	2
017	060	881640	1110	4,120	1731216	\$960,000	01/10/00	\$233.01	MRS FIELDS	NC365P1	1	2
017	070	881990	0005	5,400	1895077	\$700,000	06/24/02	\$129.63	ECCO	NC140	1	2
017	070	881990	0015	4,600	1759090	\$715,000	06/15/00	\$155.43	THE CAMERON BLDG	NC140	1	2
017	060	882390	1575	2,546	1894993	\$400,000	06/26/02	\$157.11	HOUSE	L3	1	2
017	060	882390	1660	2,189	1808808	\$429,950	03/21/01	\$196.41	ROOMING HOUSE	L3	1	2
017	060	882390	1765	2,183	1808495	\$469,900	03/21/01	\$215.25	ROOMING HOUSE	L3	1	2
017	060	882390	1840	3,068	1816534	\$560,000	04/23/01	\$182.53	ROOMING HOUSE	L3	1	2
017	060	882390	1885	2,486	1744251	\$650,000	03/27/00	\$261.46	ROOMING HOUSE 17UNITS	L3	1	2
017	060	882390	1980	2,262	1825016	\$550,000	06/19/01	\$243.15	ROOMING HOUSE	L3	1	2
017	060	882390	2695	7,936	1882532	\$1,110,000	04/24/02	\$139.87	ROOMING HOUSE	L3	1	2
017	030	952810	3705	36,150	1732113	\$4,450,000	01/10/00	\$123.10	OFFICE BLDG	NC240	1	2
017	030	955020	1085	3,450	1876956	\$525,000	03/29/02	\$152.17	50TH ST DELI MART	NC130	1	2
017	010	660028	0015	5,119	1828906	\$232,570	07/09/01	\$45.43	Pacific Palisades, Unit C	C2 40	1	2

### ***Vacant Frozen Sales Calculation for Area 17 with Sales Used***

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	010	420690	0485	11,200	1762419	\$750,000	06/12/00	\$66.96	OFFICE CONSTRUCTION SITE	IC45	1	2	
017	020	445230	0015	7,750	1770738	\$590,000	07/25/00	\$76.13	TRAVEL EXPRESS	NC240	1	2	
017	020	782120	0255	9,840	1731326	\$800,000	01/10/00	\$81.30	R E GUYER MD	NC240	1	2	
017	030	952810	0485	9,123	1841472	\$633,003	08/24/01	\$69.39	SPUD FISH & CHIPS	NC340	1	2	
017	040	508785	0010	9,859	1734752	\$231,000	02/20/00	\$23.43	MAPLE COURT CONDOMINIUM UNIT A	L2RC	1	2	
017	050	952810	3100	4,120	1817514	\$291,000	05/08/01	\$70.63	ROOSEVELT THERAPY ASSOCIATES	L2RC	1	2	
017	060	114200	0580	4,120	1759127	\$365,000	06/02/00	\$88.59	DUPLEX	NC385	1	2	
017	060	674670	0140	17,950	1765426	\$2,366,500	07/11/00	\$131.84	BURGER KING	NC365	2	2	
017	060	773360	0055	12,075	1740053	\$1,275,000	03/06/00	\$105.59	PARKING	NC385	1	2	